

HB3042



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

HB3042

Introduced 2/26/2007, by Rep. Tom Cross

SYNOPSIS AS INTRODUCED:

765 ILCS 77/55

Amends the Residential Real Property Disclosure Act. Makes a technical change in a Section concerning violations and damages.

LRB095 06588 AJO 26692 b

A BILL FOR

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Residential Real Property Disclosure Act is
5 amended by changing Section 55 as follows:

6 (765 ILCS 77/55)

7 Sec. 55. Violations and damages. If the ~~the~~ seller fails or
8 refuses to provide the disclosure document prior to the
9 conveyance of the residential real property, the buyer shall
10 have the right to terminate the contract. A person who
11 knowingly violates or fails to perform any duty prescribed by
12 any provision of this Act or who discloses any information on
13 the Residential Real Property Disclosure Report that he knows
14 to be false shall be liable in the amount of actual damages and
15 court costs, and the court may award reasonable attorney fees
16 incurred by the prevailing party.

17 (Source: P.A. 90-383, eff. 1-1-98.)